



Planning & Development

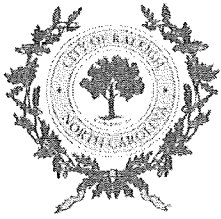
Development Services Customer Service Center

One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 7.2.5C-1: Trash collection, trash compaction, recycling collection and other similar service areas shall be located to the side or rear of buildings. Provide an explanation of the alternate requested, along with an applicant's statement of the findings See attached <hr/> Provide all associated case plan numbers including zoning and site plan: Z-35-16	Transaction Number

GENERAL INFORMATION		
Property Address 3951 Sumner Blvd. Raleigh NC		Date 10/23/2017
Property PIN 1726696549	Current Zoning CX-5-CU	
Nearest Intersection Sumner Blvd. @ Triangle Town Blvd.		Property size (in acres) 2.64 acres
Property Owner North Raleigh Hospitality, LLC Milan Patel	Phone 252.757.2525	Mail 9800 San Remo Place, Wake Forest, NC
	Email construction@milkamhospitality.com	
Project Contact Person HensonFoley Time Foley or Katie Geier	Phone 704.875.1615	Mail 8712 Lindholm Dr. Suite 202A Huntersville, NC 28078
	Email tim@hensonfoley.com or katie@hensonfoley.com	
Property Owner Signature <i>Milan Patel</i>	Email construction@milkamhospitality.com	
Notary Sworn and subscribed before me this <u>30th</u> day of <u>October</u> , 20 <u>17</u>	<i>Kimberly E. Flinchum</i> KIMBERLY FLINCHUM Notary Public Wake Co., North Carolina My Commission Expires May 19, 2018	

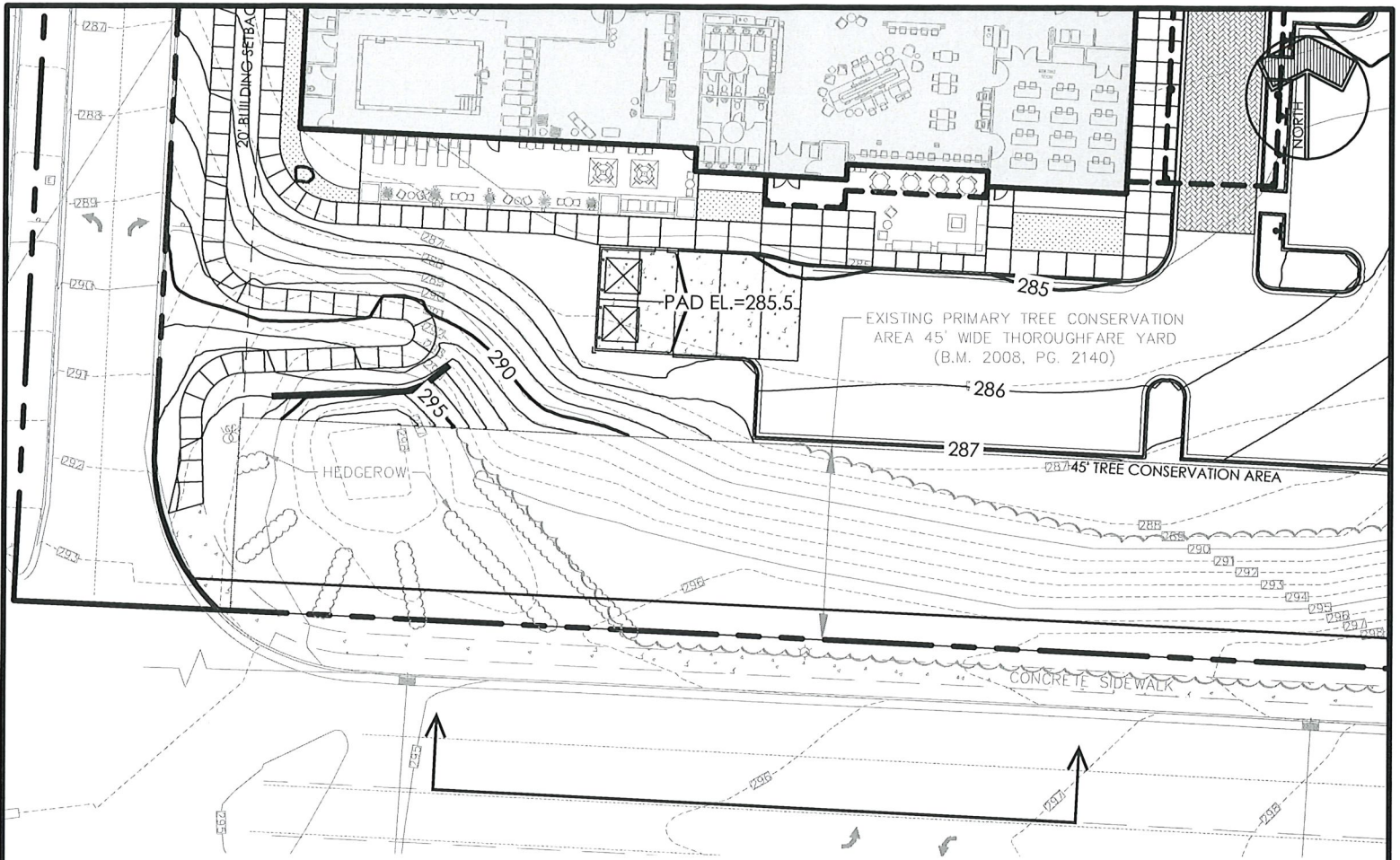


Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	x	
2.	An application, signed by the property owner and notarized to that effect, is required.	x	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	x	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	x	



EXISTING TREES WITHIN TREE CONSERVATION EASEMENT WILL REMAIN UNDISTURBED.



HensonFoley

Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Drive, Suite 202A, Huntersville NC 28078
p: 704.875.1615f | 704.875.0959 | www.hensonfoley.com

HOME2 SUITES RALEIGH

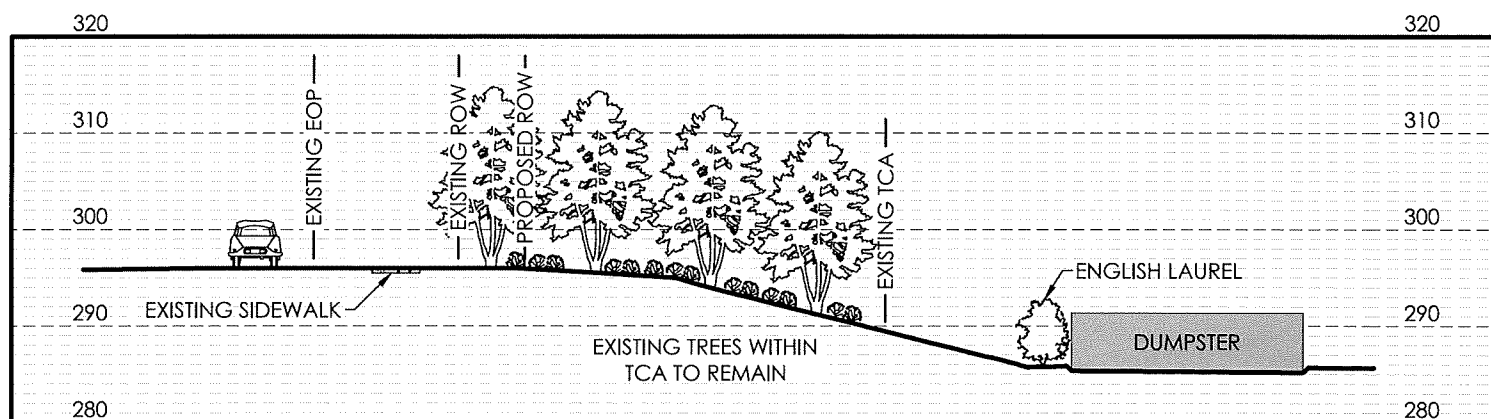
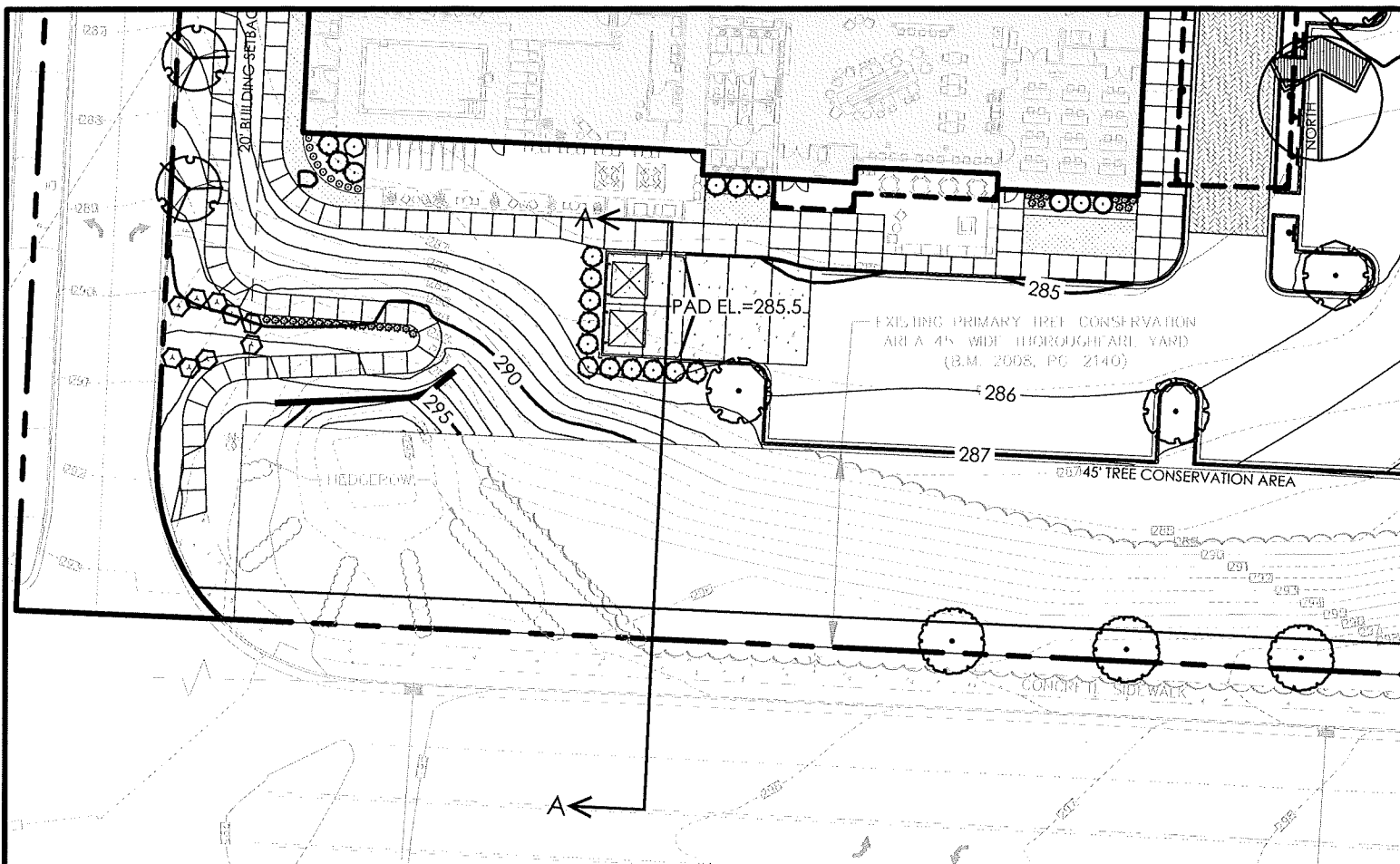
EXISTING SUMNER BLVD VIEW

SCALE:
1" = 40'

DATE:
10/30/17

FILE:
216078

DATE: 10/30/2017 1:00 PM



SECTION A
SCALE 1" = 20'



HensonFoley

Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Drive, Suite 202A, Huntersville NC 28078
p: 704.875.1615f: 704.875.0959 | www.hensonfoley.com

HOME2 SUITES RALEIGH

DUMPSTER PROFILE VIEW EXHIBIT

SCALE:
1" = 40'

DATE:
10/30/17

FILE:
216078



October 30, 2017

Home 2 Suites Raleigh

Administrative Alternate

SR-77-17, Transaction # 530756

HensonFoley Project# 216078

The Applicant, North Raleigh Hospitality, LLC, requests an Administrative Alternate pursuant to UDO section 10.2.17 to UDO section 7.2.5.C-1, which requires: "trash collection, trash compaction, recycling collection and other similar service areas shall be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way (not including an alley)".

The subject property is a corner lot, located north of Sumner Blvd and West of Triangle Town Blvd. There is an existing Tree Conservation Easement on the south side of the site, preventing direct connection to Sumner Blvd. There is an existing greenway easement on the east side of the site, preventing direct connection to Triangle Town Blvd. To the west and north of the site, access drives for the Triangle Town Center border the site which is where the site shall have driveway connectivity. The proposed building is situated on site so the main entrance of the hotel is oriented toward the Triangle Town Center access drive.

Sumner Blvd has been designated as the primary frontage which indicates that the front yard faces Sumner Blvd. The applicant proposes that the dumpster be located in the front yard. This location will shield the dumpster from view from vehicles and pedestrians entering the site via the access off the Town Center access drive. As part of the application, landscaping will be provided along the Sumner Blvd frontage in addition to the existing trees which will remain undisturbed in the Tree Conservation Easement.

- A. The approved administrative alternate meets the intent of the landscaping and screening regulations.

Finding: Given site topography, the proposed dumpster location minimizes its visibility. The existing elevation along Sumner Blvd. is 296 feet and the proposed dumpster pad elevation is 285.5 feet. The top of the required screening wall around the dumpster will be approximately 291.5 feet. Therefore, pedestrian and vehicular traffic on Sumner Blvd. will look over the dumpster. Existing landscaping along Sumner Blvd will remain undisturbed due to the existing tree conservation easement. Additional landscaping shall be placed around the exterior of the proposed dumpster enclosure.



- B. The approved administrative alternate conforms with the Comprehensive Plan and adopted City Plans.

Finding: The proposed location of the dumpster complies with section A-4 of the City of Raleigh Solid Waste Manual, which requires a minimum of 30' maneuvering space and a maximum dead end back-up distance of 200'.

The dumpster shall be screened from view, complying with section C-9 of the City of Raleigh Solid Waste Manual and section 7.2.5.C of the City of Raleigh Unified Development Ordinance.

Locating the dumpster in a less visible place reduces visual clutter, which was identified as an issue on page 11-6 of the City of Raleigh 2030 Comprehensive Plan.

- C. The approved administrative alternate is considered equal to or better than the standard.

Finding: Given the lot frontages to two public streets and the access drive around the Triangle Town Center, the proposed location of the dumpster provides less visibility than if placed in a side or rear yard. The proposed location is also hidden from view from the front entry of the hotel.

If placed in the side yard along Triangle Town Blvd., the dumpster would be highly visible to any vehicles and pedestrians visiting the Triangle Town Center as well as to any hotel patrons entering the site. The internal grades of the site are steeper in this area when compared to the proposed location, which would create more difficult backing up maneuvers.

If placed along the rear yard along the mall access drive aisle, the dumpster would be highly visible to any vehicles and pedestrians visiting the Triangle Town Center as well as to any hotel patrons entering the site. This is also the low side of the site, with multiple drainage inlets in the area, so locating the dumpster in this area would violate section C-5 of the City of Raleigh Solid Waste Manual.

Sincerely,

Timothy D. Foley, P.E.
Vice President
HensonFoley